



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

July 22, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors,

SUBJECT: HEARING ON ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2008-0027U WHICH TEMPORARILY REGULATES DEVELOPMENT ON ALL RESIDENTIALLY-ZONED PARCELS IN THE UNINCORPORATED COMMUNITY OF CERRITOS ISLAND BY REQUIRING A CONDITIONAL USE PERMIT (4 VOTES).

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

Adopt the ordinance extending Interim Ordinance No. 2008-0027U for a period of 10 months and 15 days.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Board of Supervisors enacted Interim Ordinance No. 2008-0027U, to address potentially adverse development proposals of residentially-zoned property in the unincorporated community of Cerritos Island. Said Interim Urgency Ordinance temporarily regulates the development of residential buildings or residential building additions which exceed 26 feet in height and yard modifications other than fences or walls located within the required setbacks of residentially-zoned parcels in the affected area by requiring a conditional use permit prior to such development. The Board found that without the necessary evaluation provided through the conditional use permit review process, lack of appropriate review may lead to development that negatively impacts and detracts from the physical appearance, conditions and character of the area. Unless the interim ordinance is extended, an irreversible incompatibility of building size, bulk and height and yard sizes for building and street access might occur as a result of approval of applicable entitlements. Accordingly, the Board of Supervisors found that there is a current and immediate threat to public health, safety and welfare. The extension of Interim Urgency Ordinance No. 2008-0027U will allow the Department of Regional Planning (DRP) staff

sufficient time to complete a comprehensive zoning study and for the Board of Supervisors to consider adoption of possible ordinance amendments for the following area:

"All residentially-zoned property in the area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south and Elmcroft Avenue to the west in the unincorporated community of Cerritos Island in the unincorporated Los Angeles County."

FISCAL IMPACT/FINANCING

Extension of said Interim Urgency Ordinance would not result in any fiscal impacts or financing as the zoning compatibility study would be conducted with the currently budgeted staffing and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The urgency measure, first adopted by your Board on June 10, 2008, will expire on July 26, 2008, unless extended by Board action. A zoning study to review all residentially-zoned properties in the affected area and to assess zoning compatibility with the surrounding community has been initiated by the DRP. Thorough research and a detailed analysis of the issues are needed before considering a permanent zoning ordinance amendment. Additional time is needed to meet with the affected parties and neighboring city agencies to develop appropriate recommendations. If the urgency ordinance is not extended, residential development may be approved without the benefit of a zoning compatibility study and a public hearing, potentially causing irreversible incompatibility of land uses and may negatively impact and detract from the physical appearance, conditions, and character of the area and may impact fire safety and result in the threat to the public health, safety, or welfare absent the extension of the restrictions contained in Interim Urgency Ordinance 2008-0027U.

Pursuant to Section 65858 of the Planning and Zoning Law (Title 7 of the California Government Code), Interim Ordinance No. 2008-0027U was adopted by the Board of Supervisors on June 10, 2008. The urgency measure temporarily requires a conditional use permit for all residentially-zoned parcels in the unincorporated community of Cerritos Island.

The provisions of Section 65858 limit the effective period of Interim Urgency Ordinance No. 2008-0027U to only forty-five (45) days. In view of the approaching July 26, 2008 expiration date, it is recommended that the Interim Urgency Ordinance be extended for ten months and 15 days as provided in Section 65858. This will allow sufficient time for the DRP to complete the zoning study, including recommended changes to the Zoning Code if needed. As noted above, if the Interim Urgency Ordinance No. 2008-0027U is not extended, unrestricted development of residentially-zoned parcels in Cerritos Island may negatively impact the character of the area.

Extension of this ordinance requires that the Board conduct a public hearing at which time the ordinance extending the Interim Urgency Ordinance may be adopted by no less than a four-fifths vote. The date of the public hearing has been set for July 22, 2008. Publication of a notice of this public hearing will take place not less than ten (10) days prior to the hearing date, as

required. In addition, DRP mailed notices to interested residents and property owners in the affected area.

IMPACT ON CURRENT SERVICES OR PROJECTS

The proposed ordinance has no impact on current services or projects as the zoning compatibility study and associated tasks could be conducted without additional resources and staff.

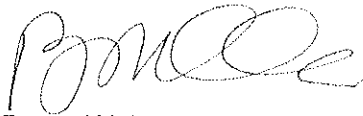
CONCLUSION

Extension of Interim Ordinance 2008-0027U would ensure that proposed residential development projects in the unincorporated Cerritos Island area would receive the necessary evaluation provided through the Conditional Use Permit review and public hearing process. Said Interim Ordinance would also provide staff with sufficient time to conduct a zoning compatibility analysis and make appropriate recommendations. This extension would not generate any fiscal impact or adversely impact current services or projects.

The proposed ordinance, extending Interim Urgency Ordinance No. 2008-0027U has been prepared by County Counsel. A suggested notice of public hearing is also attached. If you have any questions, please contact me or Russell Fricano of my staff at (213) 974-4885.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Bruce W. McClendon, FAICP
Director of Planning

BWM:RDH:RJF:DM

Attachments: Sample public hearing notice
Ordinance

c: County Counsel